Energy performance certificate (EPC)		
7, White Hart Fold Ripponden SOWERBY BRIDGE HX6 4JS	Energy rating	Valid until: 23 September 2023 Certificate number: 2748-4018-7281-1547-2984
Property type		Mid-terrace house
Total floor area		118 square metres

Rules on letting this property

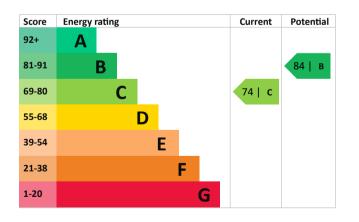
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <u>guidance for</u> <u>landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</u>.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 23% of fixed outlets	Poor
Floor	Solid, limited insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 143 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property		· · · ··	
This property's current environ is C. It has the potential to be		This property's potential production	2.0 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.2 tonnes	
Properties with an A rating prated properties.	roduce less CO2 than G	per year. This will help to prot	
An average household produces	6 tonnes of CO2	Environmental impact ratings assumptions about average of use. They may not reflect how by the people living at the pro	ccupancy and energy energy is consumed
This property produces	3.2 tonnes of CO2		

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (74) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£30
2. Low energy lighting	£50	£42
3. Solar photovoltaic panels	£9,000 - £14,000	£233

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		
Estimated yearly energy cost for this property	£755	
Potential saving	£71	
The estimated cost shows how much the av	erage	

household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each recommended step</u> in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this	
property	

Type of heating	Estimated energy used	
Space heating	8887 kWh per year	
Water heating	2294 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Loft insulation	90 kWh per year	

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Anne Handley
Telephone	08456 809231
Email	anne@annehandley.plus.com
Accreditation scheme contact details	
Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO008093
Telephone	0330 124 9660
Email	certification@stroma.com
Assessment details	
Assessor's declaration	No related party
Date of assessment	24 September 2013
Date of certificate	24 September 2013
Type of assessment	<u>RdSAP</u>